



December 17, 2015

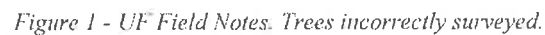
Joe Sandhu
5148 Auburn Way North
Auburn, WA 98002

Dear Mr. Sandhu:

Subject: Application Incomplete (SUB15-00632)

The application you submitted on November 18, 2015, for the proposal identified above, has been reviewed for completeness. As of today, we have determined that your application is not complete. Please submit the following additional information:

1. Arborist Report: The arborist report needs to number the trees and then the plans need to show the correct tree numbers. The City's arborist numbered the tree in his report based on the order within table 2 of the arborist report.
2. Survey: Trees #11 and 12 appear to be incorrectly surveyed, see Figure 1 below. Tree #7 is a pine approximately 25' west of the center of the house and the tree near the well house is #8.
3. Hydrologic Analysis: Redo hydrologic analysis and review approach to flow control and flow control exemption. This current design assumes Small Site criteria, which may not be adequate when all lots are evaluated. See detailed comments in TIR report. This site qualifies for full drainage review and should include any offsite improvements in the overall new impervious areas calculations.
4. Surface Water Facility: The surface water facility for the back lot shall be evaluated with this subdivision and subsequent LSM permit for all four lots.
5. Soils Report: A Soils Report in accordance with Kirkland PW Policies D-8 and L-2 is required. The submitted soils information is not adequate per the referenced policies.
6. Water Quality Treatment: According to Preliminary TIR: Combined driveway and parking pad surface area appears to be 6700 SF PGIS, which exceeds 5000 SF of PGIS, and thus triggers Basic Water Quality Treatment.
7. Infiltration Trench: Utilize Kirkland Pre-Approved Plan CK-D.22 and Plan Notes CK-D.22A
8. Reiteration: Adhere to Kirkland's surface water requirements, including Pre-Approved surface water notes, for all on-site surface water improvements. Adhere to Woodinville's surface water requirements for all surface water improvements in the right-of-way.



Your application will be considered withdrawn due to inactivity if you fail to submit the information requested in this letter within the next 90 days. The 90 day deadline may be extended if you submit a request for an extension and the Planning Director concludes that you are making reasonable progress toward submitting the required information.

SUB15-02365 Sandhu Short Plat

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If you have any questions, please call me at 425.587.3247.

Sincerely,

PLANNING AND COMMUNITY DEVELOPMENT


Scott Guter
Planner

Enclosures: Public Works comments.

cc: File Number SUB15-002365